HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Halifax CMA

Date Released: June 2016

Housing market intelligence you can count on

Canada

CMHC SCHL

Publication Update!

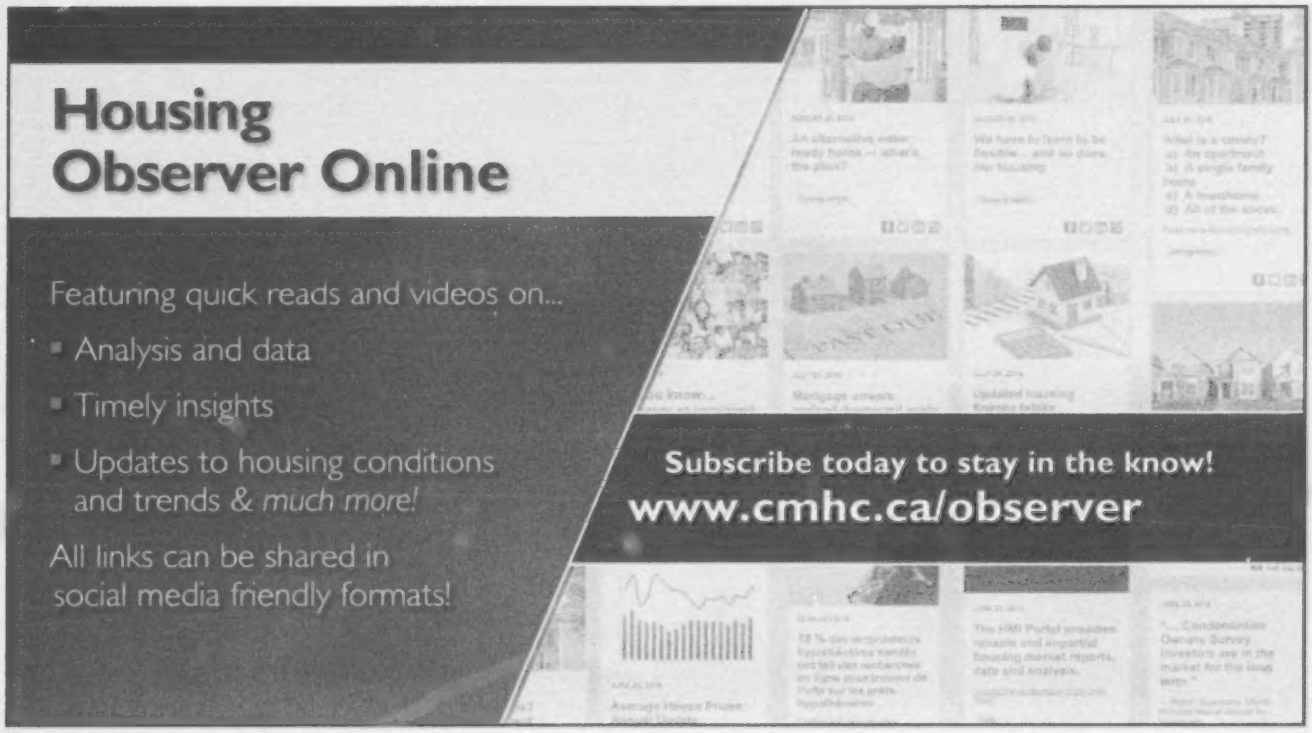
CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

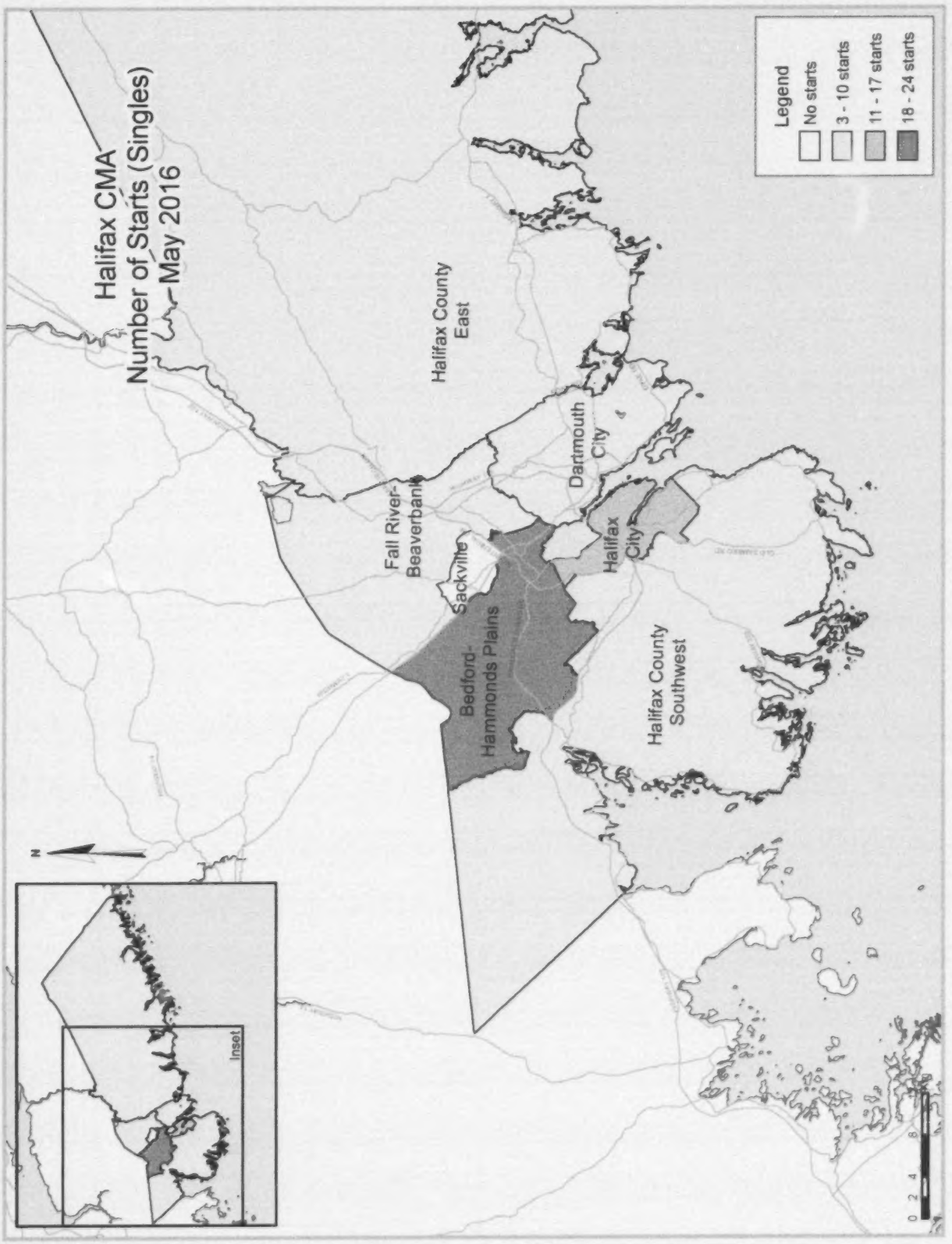
In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

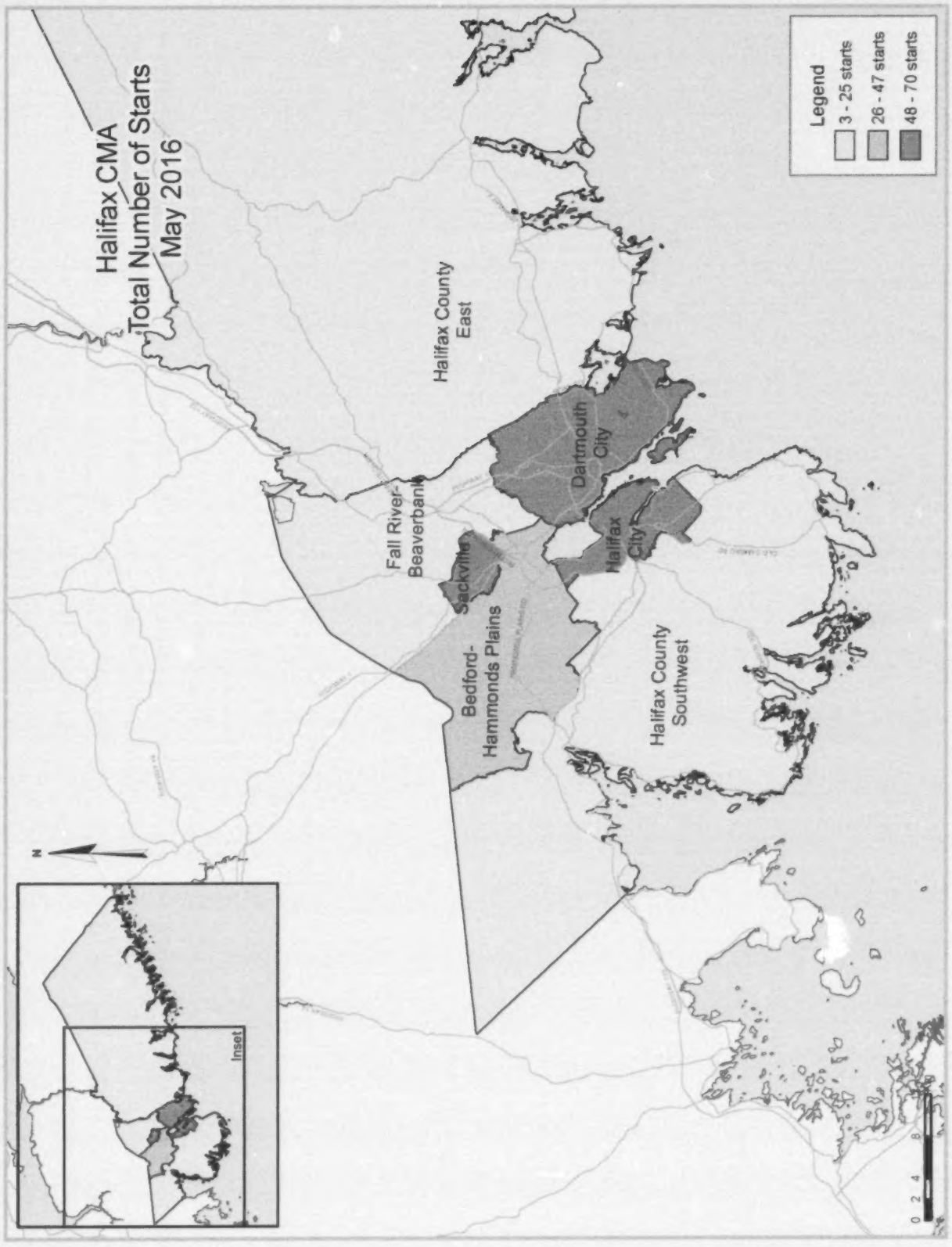
SUBSCRIBE NOW!

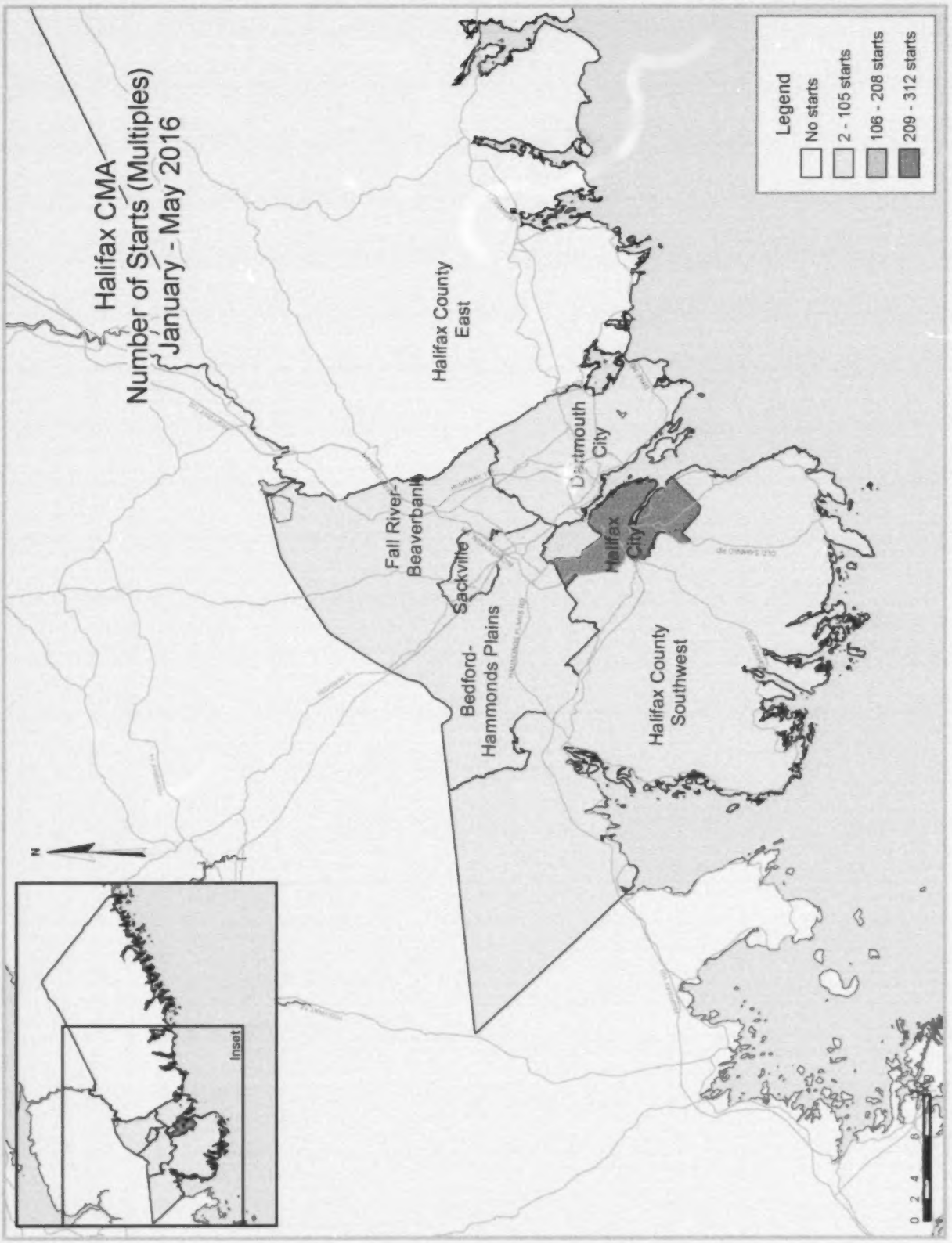
Access CMHC's Market Analysis Centre publications quickly and conveniently on the Order Desk at www.cmhc.ca/housingmarketinformation. View, print, download or subscribe to get market information e-mailed to you on the day it is released. CMHC's electronic suite of national standardized products is available for free.

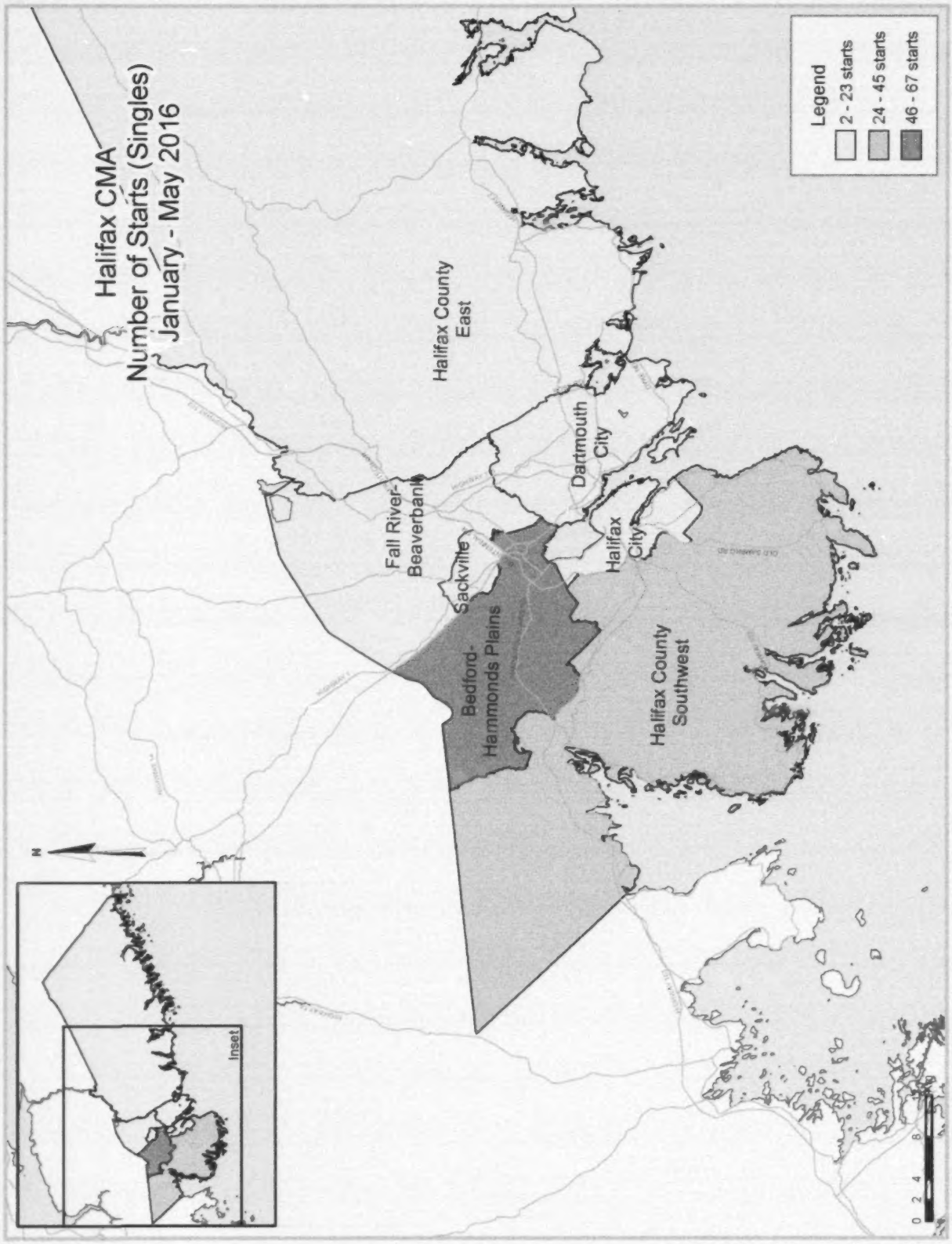

Housing
Observer Online
Featuring quick reads and videos on...
Analysis and data
Timely insights
Updates to housing conditions and trends & much more!
All links can be shared in social media friendly formats!
Subscribe today to stay in the know!
www.cmhc.ca/observer

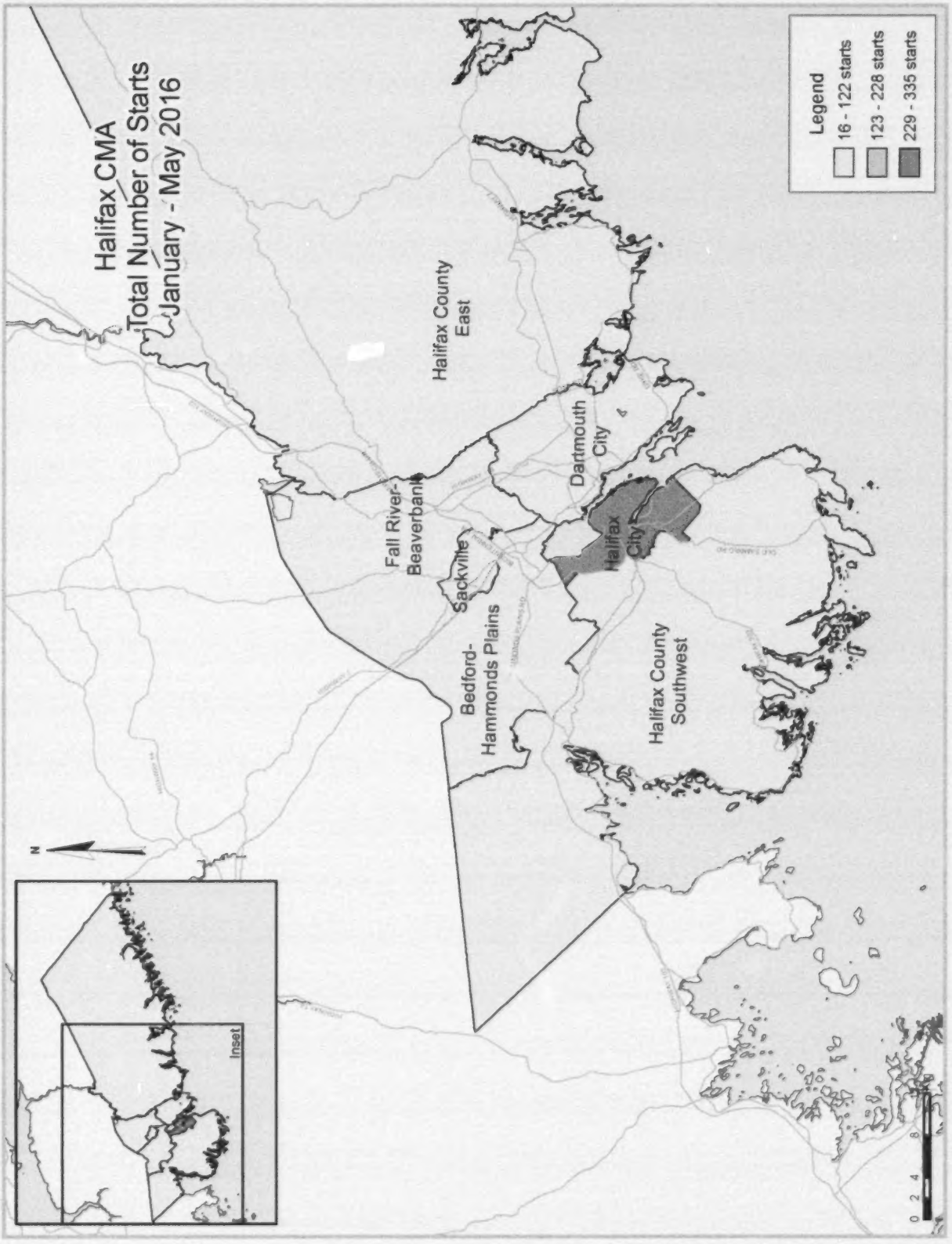
Halifax CMA
Number of Starts (Multiples)
May 2016
Legend
No starts
2 - 23 starts
24 - 44 starts
45 - 66 starts
Halifax County East
Dartmouth City
Halifax City
Fall River-Beaverbank
Sackville
Bedford-Hammonds Plains
Halifax County Southwest
Inset
N
0 2 4 8


Halifax CMA
Number of Starts (Singles)
May 2016
Legend
No starts
3 - 10 starts
11 - 17 starts
18 - 24 starts
Halifax County East
Dartmouth City
Fall River-Beaverbank
Sackville
Halifax City
Bedford-Hammonds Plains
Halifax County Southwest
Inset
N
0 2 4 8


Halifax CMA
Total Number of Starts
May 2016
Legend
3 - 25 starts
26 - 47 starts
48 - 70 starts
Halifax County East
Dartmouth City
Halifax City
Fall River-Beaverbank
Sackville
Bedford-Hammonds Plains
Halifax County Southwest
Inset
N
0 2 4 8


Halifax CMA
Number of Starts (Multiples)
January - May 2016
Legend
No starts
2 - 105 starts
106 - 208 starts
209 - 312 starts
Halifax County East
Dartmouth City
Halifax City
Fall River-Beaverbank
Sackville
Bedford-Hammonds Plains
Halifax County Southwest
Inset
N
0 2 4 8


Halifax CMA
Number of Starts (Singles)
January - May 2016
Legend
2 - 23 starts
24 - 45 starts
46 - 67 starts
Halifax County East
Dartmouth City
Halifax City
Fall River-Beaverbank
Sackville
Bedford-Hammonds Plains
Halifax County Southwest
Inset
N
0 2 4 8


Halifax CMA
Total Number of Starts
January - May 2016
Legend
16 - 122 starts
123 - 228 starts
229 - 335 starts
Halifax County East
Dartmouth City
Fall River-Beaverbank
Sackville
Halifax City
Bedford-Hammonds Plains
Halifax County Southwest
Inset
N
0 2 4 8

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) May 2016		
Halifax CMA[1]	April 2016	May 2016
Trend[2]	1,332	1,493
SAAR	710	2,851
	May 2015	May 2016
Actual		
May - Single-Detached	42	57
May - Multiples	516	189
May - Total	558	246
January to May - Single-Detached	122	164
January to May - Multiples	688	490
January to May - Total	810	654

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Halifax CMA
May 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
May 2016	51	4	4	0	0	49	14	124	246
May 2015	40	2	26	1	0	112	5	372	558
% Change	27.5	100.0	-84.6	-100.0	n/a	-56.3	180.0	-66.7	-55.9
Year-to-date 2016	149	18	41	0	0	49	30	367	654
Year-to-date 2015	115	14	34	3	2	112	16	514	810
% Change	29.6	28.6	20.6	-100.0	-100.0	-56.3	87.5	-28.6	-19.3
UNDER CONSTRUCTION									
May 2016	280	52	101	0	0	554	43	2,510	3,564
May 2015	275	52	116	3	2	350	17	1,727	2,591
% Change	1.8	0.0	-12.9	-100.0	-100.0	58.3	152.9	45.3	37.6
COMPLETIONS									
May 2016	50	2	8	0	0	0	4	239	303
May 2015	29	4	15	0	0	0	4	1	53
% Change	72.4	-50.0	-46.7	n/a	n/a	n/a	0.0	**	**
Year-to-date 2016	169	32	43	0	0	0	26	344	614
Year-to-date 2015	178	16	53	0	0	0	35	543	825
% Change	-5.1	100.0	-18.9	n/a	n/a	n/a	-25.7	-36.6	-25.6
COMPLETED & NOT ABSORBED									
May 2016	78	8	24	0	0	53	n/a	n/a	163
May 2015	79	18	36	0	3	43	n/a	n/a	179
% Change	-1.3	-55.6	-33.3	n/a	-100.0	23.3	n/a	n/a	-8.9
ABSORBED									
May 2016	44	4	2	0	1	0	n/a	n/a	51
May 2015	34	4	11	0	0	0	n/a	n/a	49
% Change	29.4	0.0	-81.8	n/a	n/a	n/a	n/a	n/a	4.1
Year-to-date 2016	170	34	45	1	3	0	n/a	n/a	253
Year-to-date 2015	181	19	39	0	0	8	n/a	n/a	247
% Change	-6.1	78.9	15.4	n/a	n/a	-100.0	n/a	n/a	2.4

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
May 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Halifax City									
May 2016	12	0	0	0	0	49	4	0	65
May 2015	5	2	7	0	0	112	0	372	498
Dartmouth City									
May 2016	5	0	4	0	0	0	1	60	70
May 2015	2	0	6	0	0	0	1	0	9
Bedford-Hammonds Plains									
May 2016	21	0	0	0	0	0	7	0	28
May 2015	3	0	0	0	0	0	0	0	3
Sackville									
May 2016	0	2	0	0	0	0	0	64	66
May 2015	8	0	13	0	0	0	0	0	21
Fall River - Beaverbank									
May 2016	5	0	0	0	0	0	1	0	6
May 2015	14	0	0	0	0	0	4	0	18
Halifax County East									
May 2016	2	0	0	0	0	0	1	0	3
May 2015	0	0	0	1	0	0	0	0	1
Halifax County Southwest									
May 2016	6	2	0	0	0	0	0	0	8
May 2015	8	0	0	0	0	0	0	0	8
Halifax CMA									
May 2016	51	4	4	0	0	49	14	124	246
May 2015	40	2	26	1	0	112	5	372	558

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
May 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Halifax City									
May 2016	47	20	22	0	0	483	11	1,591	2,174
May 2015	36	18	50	0	0	240	0	1,225	1,569
Dartmouth City									
May 2016	34	8	26	0	0	71	1	282	434
May 2015	26	8	6	0	0	110	1	233	416
Bedford-Hammonds Plains									
May 2016	85	2	35	0	0	0	17	419	558
May 2015	32	4	10	0	0	0	4	75	125
Sackville									
May 2016	7	4	13	0	0	0	2	136	162
May 2015	48	0	30	0	0	0	0	50	128
Fall River - Beaverbank									
May 2016	26	8	0	0	0	0	11	2	47
May 2015	42	14	0	0	0	0	12	64	137
Halifax County East									
May 2016	35	4	0	0	0	0	0	0	51
May 2015	45	4	0	3	2	0	0	0	66
Halifax County Southwest									
May 2016	46	6	5	0	0	0	1	80	138
May 2015	46	4	20	0	0	0	0	80	150
Halifax CMA									
May 2016	280	52	101	0	0	554	43	2,510	3,564
May 2015	275	52	116	3	2	350	17	1,727	2,591

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
May 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Halifax City									
May 2016	3	0	8	0	0	0	0	150	161
May 2015	0	4	11	0	0	0	0	0	15
Dartmouth City									
May 2016	3	0	0	0	0	0	2	39	44
May 2015	1	0	0	0	0	0	0	0	1
Bedford-Hammonds Plains									
May 2016	15	0	0	0	0	0	0	50	65
May 2015	1	0	4	0	0	0	4	0	9
Sackville									
May 2016	3	0	0	0	0	0	1	0	4
May 2015	2	0	0	0	0	0	0	0	2
Fall River - Beaverbank									
May 2016	11	2	0	0	0	0	0	0	13
May 2015	3	0	0	0	0	0	0	0	3
Halifax County East									
May 2016	5	0	0	0	0	0	1	0	6
May 2015	6	0	0	0	0	0	0	0	6
Halifax County Southwest									
May 2016	10	0	0	0	0	0	0	0	10
May 2015	16	0	0	0	0	0	0	1	17
Halifax CMA									
May 2016	50	2	8	0	0	0	4	239	303
May 2015	29	4	15	0	0	0	4	1	53

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
May 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Halifax City									
May 2016	12	4	15	0	0	51	n/a	n/a	82
May 2015	12	7	15	0	0	0	n/a	n/a	34
Dartmouth City									
May 2016	9	0	2	0	0	0	n/a	n/a	11
May 2015	14	1	7	0	0	0	n/a	n/a	22
Bedford-Hammonds Plains									
May 2016	19	0	1	0	0	0	n/a	n/a	20
May 2015	13	1	8	0	0	0	n/a	n/a	22
Sackville									
May 2016	6	1	2	0	0	2	n/a	n/a	11
May 2015	11	3	5	0	0	43	n/a	n/a	62
Fall River - Beaverbank									
May 2016	16	3	0	0	0	0	n/a	n/a	19
May 2015	15	6	1	0	0	0	n/a	n/a	22
Halifax County East									
May 2016	9	0	0	0	0	0	n/a	n/a	9
May 2015	10	0	0	0	0	0	n/a	n/a	10
Halifax County Southwest									
May 2016	7	0	4	0	0	0	n/a	n/a	11
May 2015	4	0	0	0	3	0	n/a	n/a	7
Halifax CMA									
May 2016	78	8	24	0	0	53	n/a	n/a	163
May 2015	79	18	36	0	3	43	n/a	n/a	179

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
May 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Halifax City									
May 2016	2	0	1	0	0	0	n/a	n/a	3
May 2015	1	1	9	0	0	0	n/a	n/a	11
Dartmouth City									
May 2016	5	0	0	0	0	0	n/a	n/a	5
May 2015	4	0	0	0	0	0	n/a	n/a	4
Bedford-Hammonds Plains									
May 2016	11	0	0	0	0	0	n/a	n/a	11
May 2015	0	0	2	0	0	0	n/a	n/a	2
Sackville									
May 2016	4	0	1	0	0	0	n/a	n/a	5
May 2015	2	2	0	0	0	0	n/a	n/a	4
Fall River - Beaverbank									
May 2016	8	4	0	0	0	0	n/a	n/a	12
May 2015	5	1	0	0	0	0	n/a	n/a	6
Halifax County East									
May 2016	4	0	0	0	0	0	n/a	n/a	4
May 2015	5	0	0	0	0	0	n/a	n/a	5
Halifax County Southwest									
May 2016	10	0	0	0	1	0	n/a	n/a	11
May 2015	17	0	0	0	0	0	n/a	n/a	17
Halifax CMA									
May 2016	44	4	2	0	1	0	n/a	n/a	51
May 2015	34	4	11	0	0	0	n/a	n/a	49

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Halifax CMA
2006 - 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2015	394	70	68	3	2	378	57	1,484	2,599
% Change	-18.8	0.0	-31.3	n/a	n/a	127.7	67.6	73.8	47.9
2014	485	70	99	0	0	166	34	854	1,757
% Change	-27.6	-41.7	-39.3	n/a	n/a	130.6	183.3	-39.1	-28.0
2013	670	120	163	0	0	72	12	1,402	2,439
% Change	-32.3	-35.5	41.7	-100.0	-100.0	-55.3	71.4	9.9	-11.4
2012	989	186	115	2	18	161	7	1,276	2,754
% Change	10.6	9.4	-21.2	n/a	50.0	2.5	-30.0	-18.5	-6.8
2011	894	170	146	0	12	157	10	1,565	2,954
% Change	-14.0	9.0	-2.7	n/a	n/a	60.2	150.0	66.0	23.6
2010	1,039	156	150	0	0	98	4	943	2,390
% Change	18.9	32.2	19.0	n/a	-100.0	22.5	**	81.7	37.9
2009	874	118	126	0	15	80	1	519	1,733
% Change	-25.7	9.3	-16.6	n/a	36.4	-45.2	-90.0	5.3	-17.3
2008	1,177	108	151	0	11	146	10	493	2,096
% Change	0.7	-34.9	24.8	n/a	-69.4	-51.0	-73.7	-25.4	-15.8
2007	1,169	166	121	0	36	298	38	661	2,489
% Change	10.8	7.8	-6.2	n/a	140.0	12.0	**	-25.0	-0.9
2006	1,055	154	129	0	15	266	11	881	2,511

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
May 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	May 2016	May 2015	May 2016	May 2015	May 2016	May 2015	May 2016	May 2015	May 2016	May 2015	% Change
Halifax City	12	5	0	2	4	7	49	484	65	498	-86.9
Dartmouth City	6	3	0	0	4	6	60	0	70	9	**
Bedford-Hammonds Plains	24	3	0	0	4	0	0	0	28	3	**
Sackville	0	8	2	0	0	13	64	0	66	21	**
Fall River - Beaverbank	6	14	0	0	0	4	0	0	6	18	-66.7
Halifax County East	3	1	0	0	0	0	0	0	3	1	200.0
Halifax County Southwest	6	8	2	0	0	0	0	0	8	8	0.0
Halifax CMA	57	42	4	2	12	30	173	484	246	558	-55.9

Table 2.1: Starts by Submarket and by Dwelling Type
January - May 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Halifax City	23	9	10	8	11	10	291	626	335	653	-48.7
Dartmouth City	14	5	0	0	20	6	60	0	94	11	**
Bedford-Hammonds Plains	67	11	2	2	17	0	0	0	86	13	**
Sackville	2	32	2	0	4	18	64	0	72	50	44.0
Fall River - Beaverbank	16	28	2	0	4	12	1	0	23	40	-42.5
Halifax County East	16	12	0	4	0	0	0	0	16	16	0.0
Halifax County Southwest	26	25	2	2	0	0	0	0	28	27	3.7
Halifax CMA	164	122	18	16	56	46	416	626	654	810	-19.3

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
May 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	May 2016	May 2015	May 2016	May 2015	May 2016	May 2015	May 2016	May 2015
Halifax City	0	7	4	0	49	112	0	372
Dartmouth City	4	6	0	0	0	0	60	0
Bedford-Hammonds Plains	0	0	4	0	0	0	0	0
Sackville	0	13	0	0	0	0	64	0
Fall River - Beaverbank	0	0	0	4	0	0	0	0
Halifax County East	0	0	0	0	0	0	0	0
Halifax County Southwest	0	0	0	0	0	0	0	0
Halifax CMA	4	26	8	4	49	112	124	372

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - May 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Halifax City	4	10	7	0	49	112	242	514
Dartmouth City	20	6	0	0	0	0	60	0
Bedford-Hammonds Plains	13	0	4	0	0	0	0	0
Sackville	4	18	0	0	0	0	64	0
Fall River - Beaverbank	0	0	4	12	0	0	1	0
Halifax County East	0	0	0	0	0	0	0	0
Halifax County Southwest	0	0	0	0	0	0	0	0
Halifax CMA	41	34	15	12	49	112	367	514

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market May 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	May 2016	May 2015	May 2016	May 2015	May 2016	May 2015	May 2016	May 2015
Halifax City	12	14	49	112	4	372	65	498
Dartmouth City	9	8	0	0	61	1	70	9
Bedford-Hammonds Plains	21	3	0	0	7	0	28	3
Sackville	2	21	0	0	64	0	66	21
Fall River - Beaverbank	5	14	0	0	1	4	6	18
Halifax County East	2	0	0	1	1	0	3	1
Halifax County Southwest	8	8	0	0	0	0	8	8
Halifax CMA	59	68	49	113	138	377	246	558

Table 2.5: Starts by Submarket and by Intended Market January - May 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Halifax City	37	27	49	112	249	514	335	653
Dartmouth City	32	10	0	0	62	1	94	11
Bedford-Hammonds Plains	74	13	0	0	12	0	86	13
Sackville	6	50	0	0	66	0	72	50
Fall River - Beaverbank	16	27	0	0	7	13	23	40
Halifax County East	15	10	0	5	1	1	16	16
Halifax County Southwest	28	26	0	0	0	1	28	27
Halifax CMA	208	163	49	117	397	530	654	810

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
May 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	May 2016	May 2015	May 2016	May 2015	May 2016	May 2015	May 2016	May 2015	May 2016	May 2015	% Change
Halifax City	3	0	0	4	8	11	150	0	161	15	**
Dartmouth City	5	1	0	0	0	0	39	0	44	1	**
Bedford-Hammonds Plains	15	1	0	0	0	8	50	0	65	9	**
Sackville	4	2	0	0	0	0	0	0	4	2	100.0
Fall River - Beaverbank	11	3	2	0	0	0	0	0	13	3	**
Halifax County East	6	6	0	0	0	0	0	0	6	6	0.0
Halifax County Southwest	10	16	0	0	0	0	0	1	10	17	-41.2
Halifax CMA	54	29	2	4	8	19	239	1	303	53	**

Table 3.1: Completions by Submarket and by Dwelling Type
January - May 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Halifax City	16	13	10	10	23	45	240	366	289	434	-33.4
Dartmouth City	15	16	4	0	0	4	51	0	70	20	**
Bedford-Hammonds Plains	28	13	6	4	0	20	50	0	84	37	127.0
Sackville	10	21	0	0	20	0	0	175	30	196	-84.7
Fall River - Beaverbank	32	29	8	2	16	16	2	1	58	48	20.8
Halifax County East	37	42	4	0	0	0	1	0	42	42	0.0
Halifax County Southwest	41	47	0	0	0	0	0	1	41	48	-14.6
Halifax CMA	179	181	32	16	59	85	344	543	614	825	-25.6

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
May 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	May 2016	May 2015	May 2016	May 2015	May 2016	May 2015	May 2016	May 2015
Halifax City	8	11	0	0	0	0	150	0
Dartmouth City	0	0	0	0	0	0	39	0
Bedford-Hammonds Plains	0	4	0	4	0	0	50	0
Sackville	0	0	0	0	0	0	0	0
Fall River - Beaverbank	0	0	0	0	0	0	0	0
Halifax County East	0	0	0	0	0	0	0	0
Halifax County Southwest	0	0	0	0	0	0	0	1
Halifax CMA	8	15	0	4	0	0	239	1

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - May 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Halifax City	23	29	0	16	0	0	240	366
Dartmouth City	0	4	0	0	0	0	51	0
Bedford-Hammonds Plains	0	16	0	4	0	0	50	0
Sackville	20	0	0	0	0	0	0	175
Fall River - Beaverbank	0	4	16	12	0	0	2	1
Halifax County East	0	0	0	0	0	0	1	0
Halifax County Southwest	0	0	0	0	0	0	0	1
Halifax CMA	43	53	16	32	0	0	344	543

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market May 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	May 2016	May 2015	May 2016	May 2015	May 2016	May 2015	May 2016	May 2015
Halifax City	11	15	0	0	150	0	161	15
Dartmouth City	3	1	0	0	41	0	44	1
Bedford-Hammonds Plains	15	5	0	0	50	4	65	9
Sackville	3	2	0	0	1	0	4	2
Fall River - Beaverbank	13	3	0	0	0	0	13	3
Halifax County East	5	6	0	0	1	0	6	6
Halifax County Southwest	10	16	0	0	0	1	10	17
Halifax CMA	60	48	0	0	243	5	303	53

Table 3.5: Completions by Submarket and by Intended Market January - May 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Halifax City	49	52	0	0	240	382	289	434
Dartmouth City	15	20	0	0	55	0	70	20
Bedford-Hammonds Plains	30	33	0	0	54	4	84	37
Sackville	29	21	0	0	1	175	30	196
Fall River - Beaverbank	40	34	0	0	18	14	58	48
Halifax County East	40	41	0	0	2	1	42	42
Halifax County Southwest	41	46	0	0	0	2	41	48
Halifax CMA	244	247	0	0	370	578	614	825

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
May 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $399,999		$400,000 - $449,999		$450,000 - $549,999		$550,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Halifax City													
May 2016	0	0.0	0	0.0	1	50.0	0	0.0	1	50.0	2	-	-
May 2015	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2016	0	0.0	3	16.7	2	11.1	7	38.9	6	33.3	18	-	-
Year-to-date 2015	5	29.4	4	23.5	1	5.9	4	23.5	3	17.6	17	-	-
Dartmouth City													
May 2016	1	20.0	1	20.0	2	40.0	0	0.0	1	20.0	5	-	-
May 2015	1	25.0	0	0.0	1	25.0	1	25.0	1	25.0	4	-	-
Year-to-date 2016	2	18.2	4	36.4	2	18.2	1	9.1	2	18.2	11	-	-
Year-to-date 2015	7	46.7	1	6.7	3	20.0	3	20.0	1	6.7	15	-	-
Bedford-Hammonds Plains													
May 2016	0	0.0	1	9.1	2	18.2	7	63.6	1	9.1	11	-	467,100
May 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	0.0	6	27.3	3	13.6	8	36.4	5	22.7	22	-	467,100
Year-to-date 2015	1	7.1	1	7.1	4	28.6	4	28.6	4	28.6	14	-	-
Sackville													
May 2016	0	0.0	1	25.0	0	0.0	3	75.0	0	0.0	4	-	463,450
May 2015	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	2	-	-
Year-to-date 2016	0	0.0	5	38.5	0	0.0	7	53.8	1	7.7	13	-	502,950
Year-to-date 2015	1	6.3	4	25.0	4	25.0	7	43.8	0	0.0	16	-	-
Fall River - Beaverbank													
May 2016	0	0.0	2	25.0	1	12.5	0	0.0	5	62.5	8	-	-
May 2015	1	20.0	0	0.0	2	40.0	0	0.0	2	40.0	5	-	-
Year-to-date 2016	4	13.8	9	31.0	4	13.8	3	10.3	9	31.0	29	-	425,400
Year-to-date 2015	6	16.7	9	25.0	6	16.7	9	25.0	6	16.7	36	-	505,760
Halifax County East													
May 2016	3	75.0	0	0.0	1	25.0	0	0.0	0	0.0	4	-	-
May 2015	2	40.0	2	40.0	0	0.0	1	20.0	0	0.0	5	-	-
Year-to-date 2016	17	45.9	12	32.4	3	8.1	3	8.1	2	5.4	37	-	284,638
Year-to-date 2015	22	59.5	9	24.3	0	0.0	5	13.5	1	2.7	37	-	226,486
Halifax County Southwest													
May 2016	1	10.0	4	40.0	2	20.0	2	20.0	1	10.0	10	-	471,473
May 2015	3	17.6	8	47.1	1	5.9	1	5.9	4	23.5	17	-	-
Year-to-date 2016	7	17.1	15	36.6	6	14.6	6	14.6	7	17.1	41	-	455,432
Year-to-date 2015	7	15.2	14	30.4	6	13.0	10	21.7	9	19.6	46	-	-
Halifax CMA													
May 2016	5	11.4	9	20.5	9	20.5	12	27.3	9	20.5	44	-	457,252
May 2015	8	23.5	10	29.4	5	14.7	4	11.8	7	20.6	34	400,000	414,081
Year-to-date 2016	30	17.5	54	31.6	20	11.7	35	20.5	32	18.7	171	-	441,271
Year-to-date 2015	49	27.1	42	23.2	24	13.3	42	23.2	24	13.3	181	400,000	420,251

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units May 2016						
Submarket	May 2016	May 2015	% Change	YTD 2016	YTD 2015	% Change
Halifax City	-	-	n/a	-	-	n/a
Dartmouth City	-	-	n/a	-	-	n/a
Bedford-Hammonds Plains	467,100	-	n/a	467,100	-	n/a
Sackville	463,450	-	n/a	502,950	-	n/a
Fall River - Beaverbank	-	-	n/a	425,400	505,760	-15.9
Halifax County East	-	-	n/a	284,638	226,486	25.7
Halifax County Southwest	471,473	-	n/a	455,432	-	n/a
Halifax CMA	457,252	414,081	10.4	441,271	420,251	5.0

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity by Submarket

Submarket	May 2016				May 2015				% Change			
	Sales	Average Sale Price ($)	Average Days on Market	Active Listings	Sales	Average Sale Price ($)	Average Days on Market	Active Listings	Sales	Average Sale Price	Average Days on Market	Active Listings
Halifax City	130	340,188	81	944	173	353,690	108	925	-24.9	-3.8	-25.0	2.1
Dartmouth City	147	270,625	62	825	206	248,817	71	866	-28.6	8.8	-12.7	-4.7
Bedford-Hammonds Plains	90	364,719	103	599	108	362,129	135	700	-16.7	0.7	-23.7	-14.4
Sackville	43	213,464	95	282	53	221,849	99	319	-18.9	-3.8	-4.0	-11.6
Halifax County Southwest	54	283,028	96	442	62	288,382	100	448	-12.9	-1.9	-4.0	-1.3
Halifax County East	31	247,254	74	335	40	212,258	118	372	-22.5	16.5	-37.3	-9.9
Outside Halifax-Dartmouth Board	39	218,708	81	272	47	206,591	92	298	-17.0	5.9	-12.0	-8.7
Fall River-Beaver Bank	45	314,159	83	378	60	316,742	98	414	-25.0	-0.8	-15.3	-8.7
Halifax CMA	579	296,416	82	4077	749	291,585	100	4342	-22.7	1.7	-18.0	-6.1

Submarket	Year-to-date 2016				Year-to-date 2015				% Change			
	Sales	Average Sale Price ($)	Average Days on Market	Sales to New Listings Ratio	Sales	Average Sale Price ($)	Average Days on Market	Sales to New Listings Ratio	Sales	Average Sale Price	Average Days on Market	
Halifax City	556	332,290	102		500	347,253	109		11.2	-4.3	-6.4	
Dartmouth City	517	243,443	83		565	243,003	88		-8.5	0.2	-5.7	
Bedford-Hammonds Plains	290	369,472	117		249	361,235	162		16.5	2.3	-27.8	
Sackville	187	197,868	100		162	209,528	106		15.4	-5.6	-5.7	
Halifax County Southwest	187	271,071	94		166	263,398	105		12.7	2.9	-10.5	
Halifax County East	109	206,854	114		111	199,177	139		-1.8	3.9	-18.0	
Outside Halifax-Dartmouth Board	130	199,022	112		116	193,961	142		12.1	2.6	-21.1	
Fall River-Beaver Bank	146	301,374	89		159	294,255	111		-8.2	2.4	-19.8	
Halifax CMA	2,122	281,749	99	34%	2,028	281,218	113	35%	4.6	0.2	-12.4	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: Nova Scotia Association of REALTORS®

Table 6: Economic Indicators
May 2016

		Interest Rates			NHPI, Total, Halifax CMA 2007=100	CPI, 2002 =100	Halifax Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2015	January	570	3.14	4.79	118.0	125.8	227	6.1	70.0	864
	February	567	2.89	4.74	118.5	126.9	226	6.3	69.7	870
	March	567	2.89	4.74	118.6	128.4	225	6.5	69.2	864
	April	561	2.89	4.64	118.6	128.3	222	6.8	68.7	866
	May	561	2.89	4.64	118.7	128.9	221	7.0	68.4	867
	June	561	2.89	4.64	118.9	128.9	221	6.6	68.1	881
	July	561	2.89	4.64	118.8	128.9	223	6.2	68.2	886
	August	561	2.89	4.64	118.8	128.8	225	5.8	68.2	879
	September	561	2.89	4.64	118.8	128.4	226	5.9	68.8	869
	October	561	2.89	4.64	118.9	128.8	226	5.9	68.6	860
	November	561	3.14	4.64	118.4	128.1	224	6.1	68.2	860
	December	561	3.14	4.64	118.6	127.7	223	6.2	67.9	865
2016	January	561	3.14	4.64	118.6	128.2	223	6.5	68.0	876
	February	561	3.14	4.64	118.6	128.4	223	6.8	68.1	888
	March	561	3.14	4.64	118.6	129.0	223	7.2	68.4	899
	April	561	3.14	4.64		129.9	225	7.0	68.6	891
	May	561	3.14	4.64		130.5	227	6.4	68.7	884
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

CMHC—HOME TO CANADIANS

Canada Mortgage and Housing Corporation (CMHC) has been Canada's national housing agency for almost 70 years.

CMHC helps Canadians meet their housing needs. As Canada's authority on housing, we contribute to the stability of the housing market and financial system, provide support for Canadians in housing need, and offer objective housing research and information to Canadian governments, consumers and the housing industry. Prudent risk management, strong corporate governance and transparency are cornerstones of our operations.

For more information, visit our website at www.cmhc.ca or follow us on Twitter, LinkedIn, Facebook and YouTube.

You can also reach us by phone at 1-800-668-2642 or by fax at 1-800-245-9274.

Outside Canada call 613-748-2003 or fax to 613-748-2016.

Canada Mortgage and Housing Corporation supports the Government of Canada policy on access to information for people with disabilities. If you wish to obtain this publication in alternative formats, call 1-800-668-2642.

The Market Analysis Centre's (MAC) electronic suite of national standardized products is available for free on CMHC's website. You can view, print, download or subscribe to future editions and get market information e-mailed automatically to you the same day it is released. It's quick and convenient! Go to www.cmhc.ca/en/hoficlincl/homain

For more information on MAC and the wealth of housing market information available to you, visit us today at www.cmhc.ca/housingmarketinformation

To subscribe to printed editions of MAC publications, call 1-800-668-2642.

©2016 Canada Mortgage and Housing Corporation. All rights reserved. CMHC grants reasonable rights of use of this publication's content solely for personal, corporate or public policy research, and educational purposes. This permission consists of the right to use the content for general reference purposes in written analyses and in the reporting of results, conclusions, and forecasts including the citation of limited amounts of supporting data extracted from this publication. Reasonable and limited rights of use are also permitted in commercial publications subject to the above criteria, and CMHC's right to request that such use be discontinued for any reason.

Any use of the publication's content must include the source of the information, including statistical data, acknowledged as follows:

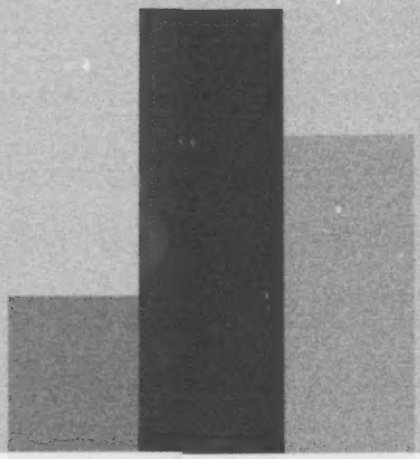
Source: CMHC (or "Adapted from CMHC," if appropriate), name of product, year and date of publication issue.

Other than as outlined above, the content of the publication cannot be reproduced or transmitted to any person or, if acquired by an organization, to users outside the organization. Placing the publication, in whole or part, on a website accessible to the public or on any website accessible to persons not directly employed by the organization is not permitted. To use the content of any CMHC Market Analysis publication for any purpose other than the general reference purposes set out above or to request permission to reproduce large portions of, or entire CMHC Market Analysis publications, please complete the CMHC Copyright request form and email it to CMHC's Canadian Housing Information Centre at chic@cmhc.ca. For permission, please provide CHIC with the following information: Publication's name, year and date of issue.

Without limiting the generality of the foregoing, no portion of the content may be translated from English or French into any other language without the prior written permission of Canada Mortgage and Housing Corporation.

The information, analyses and opinions contained in this publication are based on various sources believed to be reliable, but their accuracy cannot be guaranteed. The information, analyses and opinions shall not be taken as representations for which Canada Mortgage and Housing Corporation or any of its employees shall incur responsibility.

Housing market intelligence you can count on



FREE REPORTS AVAILABLE ON-LINE

- Canadian Housing Statistics
- Condominium Owners Report
- Housing Information Monthly
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Canada and Regional
- Housing Market Outlook, Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Housing Now, Canada
- Housing Now, Major Centres
- Housing Now, Regional
- Monthly Housing Statistics
- Northern Housing Outlook Report
- Preliminary Housing Start Data
- Rental Market Provincial Highlight Reports
- Rental Market Reports, Major Centres
- Rental Market Statistics
- Residential Construction Digest, Prairie Centres
- Seniors' Housing Reports

Get the market intelligence you need today!

Click www.cmhc.ca/housingmarketinformation to view, download or subscribe.

CMHC's Market Analysis Centre e-reports provide a wealth of detailed local, provincial, regional and national market information.

- **Forecasts and Analysis –** Future-oriented information about local, regional and national housing trends.
- **Statistics and Data –** Information on current housing market activities – starts, rents, vacancy rates and much more.

HOUSING MARKET INFORMATION PORTAL

The housing data you want, the way you want it

Information in one central location.

Quick and easy access.

Neighbourhood level data.

cmhc.ca/hmiportal

64155_2016_M06